

**SNAPSHOT of HOME Program Performance--As of 03/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Allegheny County Consortium

State: PA

PJ's Total HOME Allocation Received: \$69,220,017

PJ's Size Grouping\*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
<b>Program Progress:</b>			PJs in State:	29			
% of Funds Committed	93.99 %	93.68 %	16	91.92 %	73		68
% of Funds Disbursed	82.60 %	87.26 %	26	82.65 %	45		38
Leveraging Ratio for Rental Activities	4.05	4.74	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	94.50 %	93.70 %	20	81.09 %	65		46
% of Completed CHDO Disbursements to All CHDO Reservations***	42.73 %	70.97 %	28	68.72 %	16		14
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	69.37 %	82.23 %	25	79.93 %	18		18
% of 0-30% AMI Renters to All Renters***	16.19 %	37.71 %	26	44.94 %	0		7
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	94.85 %	98.47 %	24	94.87 %	35		28
<b>Overall Ranking:</b>			In State:	28 / 29	Nationally:	24	27
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$34,659	\$19,492		\$25,717	1,087	Units	66.40 %
Homebuyer Unit	\$30,765	\$15,617		\$14,669	214	Units	13.10 %
Homeowner-Rehab Unit	\$11,094	\$15,974		\$20,391	337	Units	20.60 %
TBRA Unit	\$0	\$5,749		\$3,201	0	Units	0.00 %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Allegheny County Consortium PA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$164,067	\$97,414	\$16,662
<b>State:*</b>	\$96,152	\$37,565	\$16,075
<b>National:**</b>	\$91,120	\$73,223	\$23,149

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.3 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.99

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	69.9	45.8	75.7	0.0
Black/African American:	29.2	51.9	21.1	0.0
Asian:	0.3	0.5	0.0	0.0
American Indian/Alaska Native:	0.2	0.0	0.3	0.0
Native Hawaiian/Pacific Islander:	0.1	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.5	0.3	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.3	0.0

### ETHNICITY:

Hispanic	0.2	1.4	2.4	0.0
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### HOUSEHOLD SIZE:

1 Person:	72.4	39.6	45.1	0.0
2 Persons:	13.4	25.5	27.3	0.0
3 Persons:	8.1	23.1	12.5	0.0
4 Persons:	3.9	5.2	9.2	0.0
5 Persons:	1.3	3.3	3.6	0.0
6 Persons:	0.7	2.4	1.2	0.0
7 Persons:	0.2	0.9	0.3	0.0
8 or more Persons:	0.1	0.0	0.9	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	23.5	49.1	15.4	0.0
Elderly:	56.5	11.8	46.3	0.0
Related/Single Parent:	12.8	23.6	17.2	0.0
Related/Two Parent:	3.9	13.2	16.6	0.0
Other:	3.3	2.4	4.5	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	27.6	0.0 <sup>#</sup>
HOME TBRA:	0.0	
Other:	7.3	
No Assistance:	65.1	

**# of Section 504 Compliant Units / Completed Units Since 2001** 59

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Allegheny County Consortium

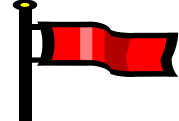
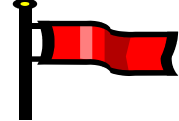
State: PA

Group Rank: 24  
(Percentile)

State Rank: 28 / 29 PJs

Overall Rank: 27  
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	94.5	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	42.73	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.37	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	94.85	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.97	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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